

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 November 2025

Application Number: 252260

Location: Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA

Proposal: Householder application for the proposed erection of a detached single-storey annexe (Part-Retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 25/692/01.A received by the local planning authority on 14/11/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the annex hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

4. The annex hereby approved shall only be used as ancillary accommodation to the main dwelling house and shall not be used, sold or sub-let as separate dwelling or used for any other purposes.

Reason: To prevent a separate unit of accommodation of this nature may not be acceptable in this location in the interests of the neighbouring residential amenities, character of the area in accordance with Core Strategy Policies CP1, CP3, CP4, CP11 and Managing Development Delivery Local Plan Policies CC01, TB07.

5. Obscure glazing - The shower room window in the rear elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
4. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.



Recommendation and conditions/reasons agreed:

Date: 17 November 2025

REMEMBER - The earliest date for a decision on this application is: **20 October 2025**